

**SAMPLE
MILLS**



**Shepherd Close
Newton Abbot
Devon**

£290,000
FREEHOLD





Shepherd Close, Newton Abbot,
Devon

£290,000 freehold

A 3 bedroom semi detached property, built less than 2 years ago, situated on the edge of Newton Abbot, enjoying pleasant views across to Knowles Hill, Highweek, and countryside beyond.

The property is within easy reach of local facilities to include primary and secondary schools, local shops, leisure centre, whilst Newton Abbot town centre offers a wider range of shops and amenities as well as road and rail access via the A38/A380/M5 Motorway and the mainline railway station.

The accommodation has been upgraded by the current vendors and comprises entrance hall, cloakroom, sitting room, kitchen with integrated appliances, 3 bedrooms, master with a large en suite, plus a separate family bathroom.

The property benefits from off road parking to the front, a landscaped garden to the rear incorporating composite decking, gravelled areas and a large garden shed/workshop. Further features include gas central heating and uPVC double glazing.

Viewing is highly recommended if you are looking for a property that is in excellent order throughout and move in ready.



Part double glazed composite door opening through to

Entrance Hall

Radiator. Oak floor. Staircase rising to the first floor. Central heating thermostat. Door to

Cloakroom

Low flush suite. Pedestal wash hand basin. Tiled splashback. Radiator. Oak flooring. Obscure uPVC double glazed window.

Sitting Room - 4.37m x 3.68m (14'4" x 12'1")

Double panelled radiator. Understairs storage cupboard. TV point. uPVC double glazed window to front aspect enjoying distant countryside views over towards Knowles Hill and beyond. Wooden shutters. Oak flooring. Door through to

Kitchen/Dining Room - 4.62m x 2.62m (15'2" x 8'7")

An improved kitchen comprising one and a half bowl single drainer sink unit with mixer taps. Fitted matching wall and base units. Granite effect worktop surface areas incorporating splashbacks. uPVC double glazed window with fitted blinds overlooking the rear garden and enjoying distant views beyond. One cupboard houses the gas boiler for hot water and central heating system. Built in 4 ring electric hob with extractor hood above. Built in electric oven. Integrated fridge freezer. Integrated washing machine. Oak flooring. TV flooring. Single panelled radiator. uPVC double glazed double doors leading onto the rear garden.

FIRST FLOOR

Landing

Hatch to roof space. Built in shelved cupboard.

Bedroom 1 - 3.68m x 2.84m (12'1" x 9'4")

Single panelled radiator. uPVC double glazed windows with fitted blinds overlooking the front and enjoying distant views over towards Highweek, Knowles Hill and countryside beyond towards Bishopsteignton. TV point. Fitted cupboard. Door to

En Suite Shower Room

A large En Suite having been adapted with tiled shower cubicle and fitted shower. Pedestal wash hand basin. Low level WC. Partly tiled walls. Heated towel rail. Obscure uPVC double glazed window.

Bedroom 2 - 2.77m x 2.29m (9'1" x 7'6")

Single panelled radiator. uPVC double glazed window overlooking the rear with fitted blinds and enjoying distant views over the countryside and towards Dartmoor.

Bedroom 3 - 2.29m x 1.73m (7'6" x 5'8")

Single panelled radiator. uPVC double glazed window with fitted blinds and enjoying similar views to bedroom 2.

Bathroom

Panelled bath with fitted shower. Pedestal wash hand basin. Low level WC. Partly tiled walls. Heated towel rail. Extractor fan. Obscure uPVC double glazed window.

OUTSIDE

To the rear of the property the garden has been landscaped with composite decking leading to an area laid to gravel. There is a large garden shed/workshop. Access leads back to the front where the current vendors have added additional railings for privacy.

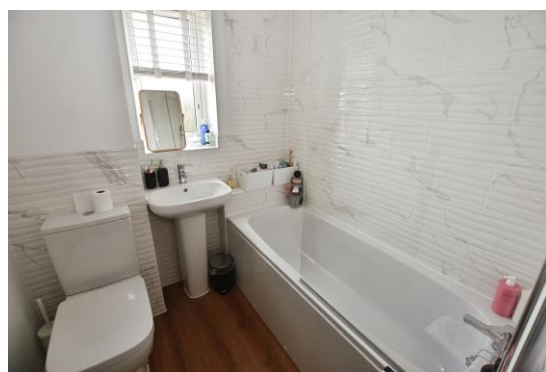
To the front of the property there is off road parking.

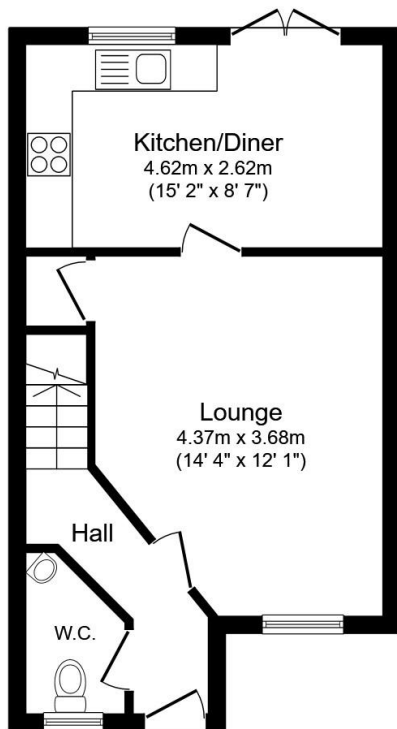
AGENT'S NOTE

Council Tax Band: 'C' £2299.64 for year 25/26

EPC rating: 'B'

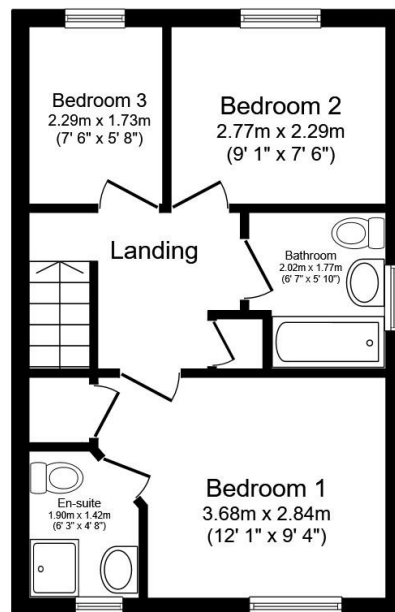
Longer Term Flood Risk: Very low





Ground Floor

Floor area 36.7 sq.m. (395 sq.ft.)



First Floor

Floor area 33.8 sq.m. (363 sq.ft.)

Total floor area: 70.5 sq.m. (759 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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